

ORDER PREPARED BY  
Date: 4/4/99  
By: M. Govak

This matter comes before the Zoning Commissioner as an administrative


The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County  
this 14<sup>th</sup> day of April 1999 that the Petition for an Administrative Variance from Section

1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a rear yard setback of 22 ft. in lieu of the required 40 ft. to accommodate new construction, and to amend the previously approved site plan as per case No. 80-170-A, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

  
LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR  
BALTIMORE COUNTY

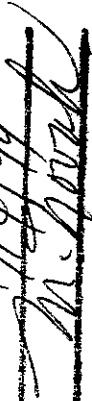
LES:mmn

ORDER RECEIVED FOR FILING

Date

4/18/99

By





Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

April 14, 1999

Mr. and Mrs. Perry S. Bacon  
7824 Chelsea Street  
Towson, Maryland 21204

RE: Petition for an Administrative Variance  
Case No. 99-360-A  
Location: 7824 Chelsea Street

Dear Mr. and Mrs. Bacon:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
Encl.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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on Recycled Paper



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 7824 Chelsea St. Towson, MD 21204  
which is presently zoned DR 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1

To permit a rear yard setback of 22 feet  
in lieu of the required 40 feet to accommodate new  
construction, and to amend the previously approved site plan as per  
case # 80-170-A,

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

### Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

### Legal Owner(s):

Perry S. Bacon

Name - Type or Print

Signature

Mariana G. Bacon

Name - Type or Print

Mariana G. Bacon

Signature

7824 Chelsea Street 410-825-6517

Address

Towson, Maryland 21204

City

State

Zip Code

### Representative to be Contacted:

Perry S or Mariana G. Bacon

Name

7824 Chelsea Street 410-895-4248 (w)

Address

Towson, Maryland 21204

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this        day of       , that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-360-A

Reviewed By BR Date 3/18/99

REU 9/15/98

Estimated Posting Date 3/28/99

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

4824 Chelsea Street  
Address  
Buxton, Maryland 21204  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The topography of the lot on which residence is located has very hilly terrain. The northeast side of the property is an extreme slope making expansion impossible. There is minimal level terrain to the rear of residence also making a wide, narrow addition impractical. Therefore, after demolition of the current addition, built in 1980, a newly constructed family room on the first level and bedroom on the second will be erected in the same location. A rear yard setback variance of 25' was granted in 1980. For new construction, a rear yard setback of 20' is requested.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17<sup>th</sup> day of March, 99, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Perry S. Bacon & Mariana G. Bacon

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

Notary Public

My Commission Expires

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

4824 Chelsea Street  
Address  
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City State Zip Code 21204

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The topography of the lot on which residence is located has very hilly terrain. The northeast side of the property is an extreme slope making expansion impossible. There is minimal level terrain to the rear of residence also making a wide, narrow addition impractical. Therefore, after demolition of the current addition, built in 1980, a newly constructed family room on the first level and bedroom on the second will be erected in the same location. A rear yard setback variance of 25' was granted in 1980. For new construction, a rear yard setback of 30' is requested.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17<sup>th</sup> day of March, 99, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Perry S. Bacon & Mariana G. Bacon

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

Notary Public

My Commission Expires

200 09/15/98



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 7824 Chelsea St, Towson, Md. 21204  
which is presently zoned DR 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1

To permit a rear yard setback of 22 feet  
in lieu of the required 40 feet to accommodate new  
construction, and to amend the previously approved site plan as per  
case # 80-170-A.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

### Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

### Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

### Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-360-A

Reviewed By BR Date 3/18/99

REV 9/15/98

Estimated Posting Date 3/28/99

## **Zoning Description**

Zoning Description for 7824 Chelsea Street.

Beginning at a point on the West Side of Chelsea Street, which is 15 feet wide and 720 feet North centerline of Maywood Avenue and Chelsea Street. Being lot # 9 in the Subdivision of Old Orchard as recorded in the Baltimore County Plat Book #10, Folio # 123, containing 50,965 square feet, or 1.17 Acres. Also known as 7824 Chelsea Street and located in the 9<sup>th</sup> Election District, 4th Councilman District.

**44-360-A**

#360



CERTIFICATE OF POSTING

ADMIN. VAR.

RE: Case No.: 99-360-A

Petitioner/Developer: CHELSEA, ETAL

Date of Hearing/Closing: 4/12/99

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention Ms Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #7824 CHELSEA ST.

The sign(s) were posted on \_\_\_\_\_

3/26/99  
(Month, Day, Year)

Sincerely,

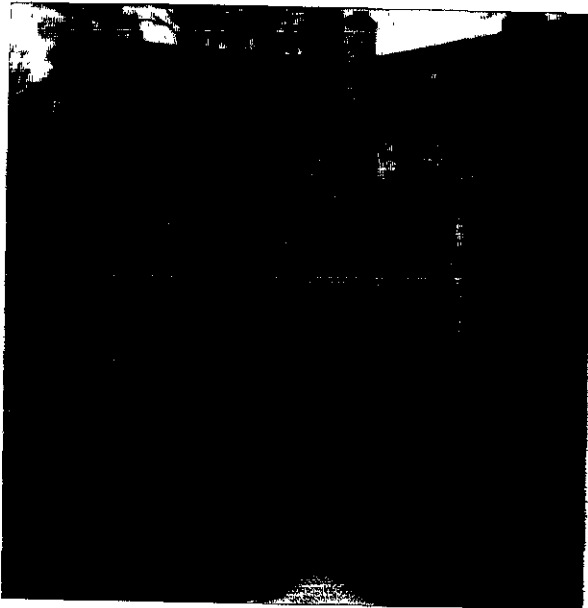
Patrick M. O'Keefe 3/28/99  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE  
(Address)

HUNT VALLEY, MD. 21030  
(City, State, Zip Code)

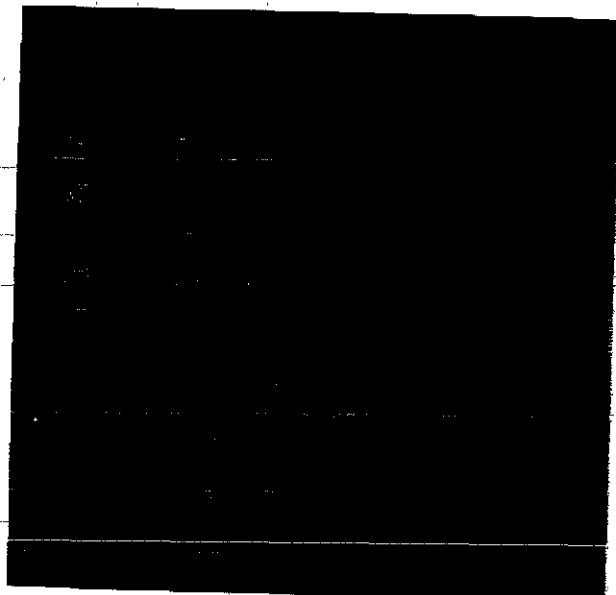
410-666-5366 ; CELL 410-905-8571  
(Telephone Number)



99-360-A

7824 CHELSEA ST

CL 4/12/99



99-360-A  
7824 CHELSEA  
CL-4/12

**BALTIMORE COUNTY, MARYL D**  
**OFFICE OF BUDGET & FINANCE**  
**MISCELLANEOUS RECEIPT**

No. **065404**

DATE 3/13/99 ACCOUNT RC01-6150

AMOUNT \$ 50.00

RECEIVED FROM: Maryland 3000

FOR: Code 010 Administrative Warehouse

**DISTRIBUTION**

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

*Item # 360*

**CASHIER'S VALIDATION**

**PAID RECEIPT**

PROCESS ACTUAL TIME  
3/19/1999 3/18/1999 13:57:14

REG NO: CASHIER CLERK CML DRAWER

MISCELLANEOUS CASH RECEIPT

Receipt # 995300

OR NO. 065404

50.00 CHECK: FV

Baltimore County, Maryland

**99-360-A**

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**Case Number 99- 360 -A Address 7824 Chelsea St.Contact Person: Bruno Rudaitis Phone Number: 410-887-3391  
Planner, Please Print Your NameFiling Date: 3/18/99 Posting Date: 3/28/99 Closing Date: 4/12/99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 99- 360 -A Address 7824 Chelsea St.Petitioner's Name Perry & Mariana Bacon Telephone 410-895-4248 w  
410-825-6517 hPosting Date: 3/28/99 Closing Date: 4/12/99Wording for Sign: To Permit a rear yard setback of 22 ft. in lieu of the  
required 40 ft. and to amend the previously approved site plan as  
per case # 80-170-A.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 99-360-A

Petitioner: Mariana & Perry Bacon

Address or Location: 7824 Chelsea St.

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Mariana & Perry Bacon

Address: 7824 Chelsea St.

Ruxton, MD 21204

Telephone Number: 410-825-6517

Revised 2/20/98 - SCJ



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

April 13, 1999

Mr. & Mrs. Perry S. Bacon  
7824 Chelsea Street  
Towson, MD 21204

RE: Case No.: 99-360-A  
Petitioner: Bacon  
Location: 7824 Chelsea Street


Dear Mr. & Mrs. Bacon:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 18, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

  
W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 3.30.99

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 360 132

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:        Arnold Jablon, Director  
           Department of Permits & Development  
           Management

Date:   April 6, 1999

FROM: *RWB* Robert W. Bowling, Supervisor  
           Bureau of Development Plans Review

SUBJECT:   Zoning Advisory Committee Meeting  
           for April 5, 1999  
           Item Nos. 356, 357, 358, 359, (360)  
           361, 362, 364, and 366

           The Bureau of Development Plans Review has reviewed the subject  
zoning items, and we have no comments.

RWB:HJO:jrb

cc:   File

ZONE0405.NOC

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development Management

DATE: 4/6/99

FROM: R. Bruce Seeley, Project Manager RBS/gp  
Development Coordination  
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 3/29/99

The Department of Environmental Protection and Resource Management has  
no comments for the following Zoning Advisory Committee Items:

Item #'s:

356

357

358

359

360

361

362

364

366



A.V.  
4/12

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** March 29, 1999

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

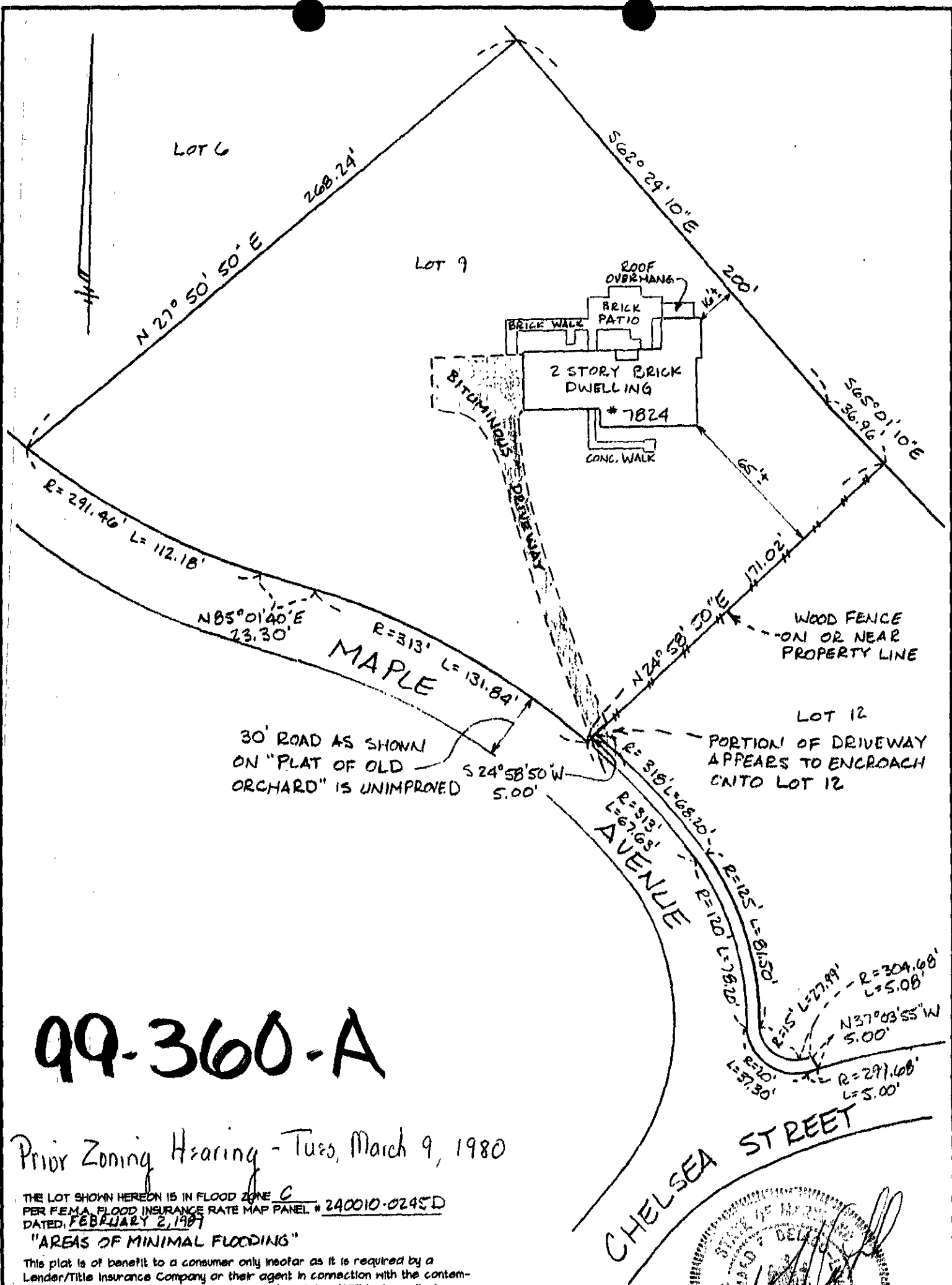
The Office of Planning has no comment on the following petition (s):  
Item No (s): 340, 347, 348, 356, 358, 360, 361, and 364

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

\_\_\_\_\_

AFK/JL



99-360-A

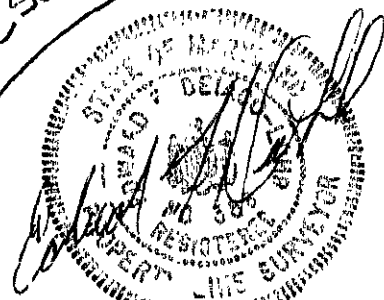
Prior Zoning Hearing - Tues, March 9, 1980

THE LOT SHOWN HEREON IS IN FLOOD ZONE C  
PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL # 240010-0245D  
DATED: FEBRUARY 2, 1987

"AREAS OF MINIMAL FLOODING"

This plat is of benefit to a consumer only insofar as it is required by a Lender/Title Insurance Company or their agent in connection with the contemplated transfer, financing or re-financing. This plat is NOT to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements. This plat DOES NOT provide for the accurate identification of property boundary lines, but such identification is not required for the transfer of title or securing financing or re-financing of the property shown hereon.

The setback dimensions shown hereon and as they relate to structures noted are to be interpreted as being within 2 feet either way of the dimension shown.

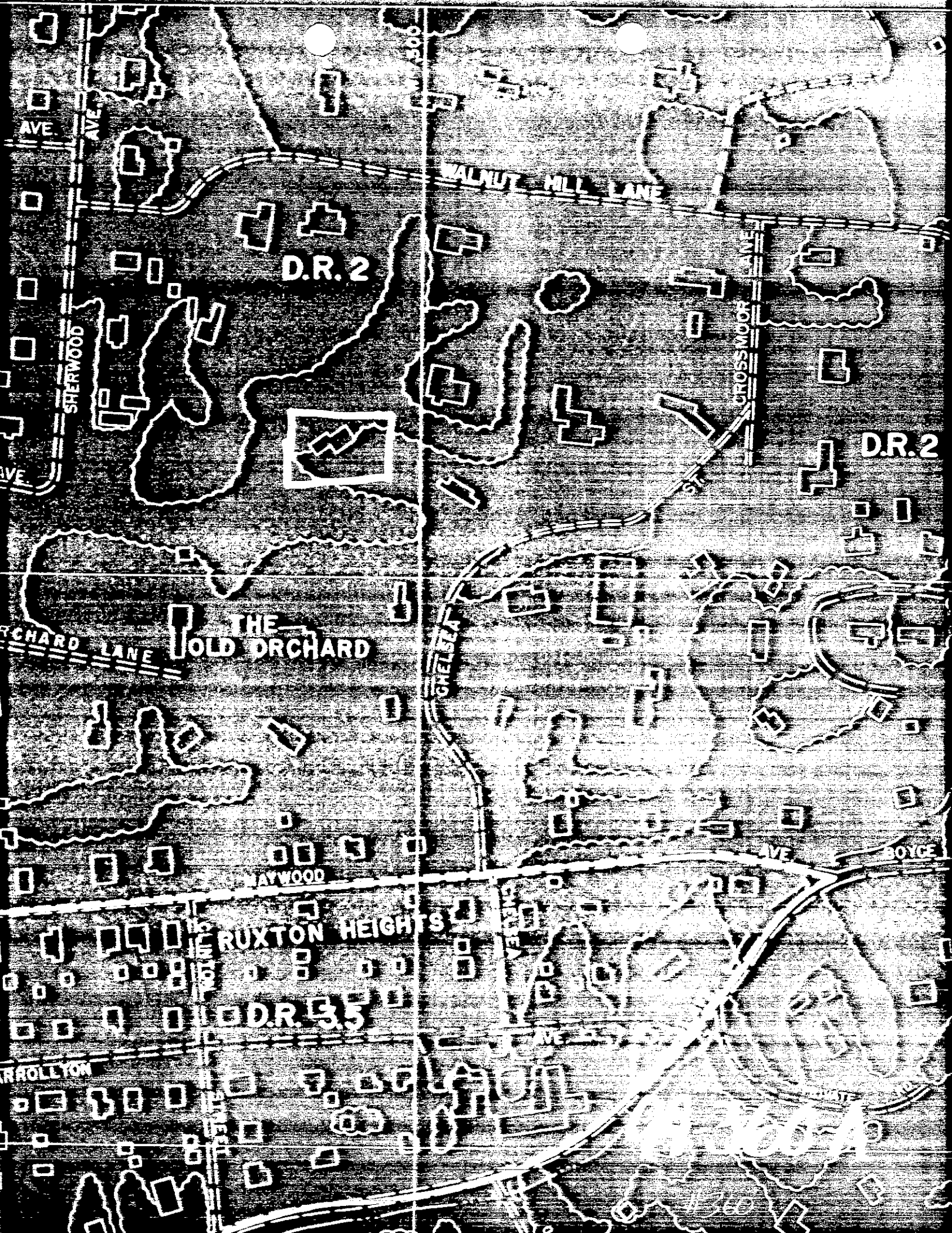


**GERHOLD, CROSS & ETZEL, LTD.**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
Suite 100  
320 East Townsontown Boulevard  
Towson, Maryland 21286  
PH: (410)823-4470 FAX: (410)823-4473

**LOCATION DRAWING**  
# 7824 CHELSEA STREET  
DEED REF: S.M.No. 11648 folio 73  
9TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

FIELD WORK: D.S.D. DRAWN: S.A.L. DATE: 2/12/99 SCALE: 1"=50'

# 360



AVE

SHERWOOD

WALNUT HILL LANE

CROSSMOOR LANE

D.R. 2

D.R. 2

RICHARD LANE

THE OLD ORCHARD

CHELSEA

MAYWOOD

RUXTON HEIGHTS

D.R. 35

BOYCE

ROLLYON

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of

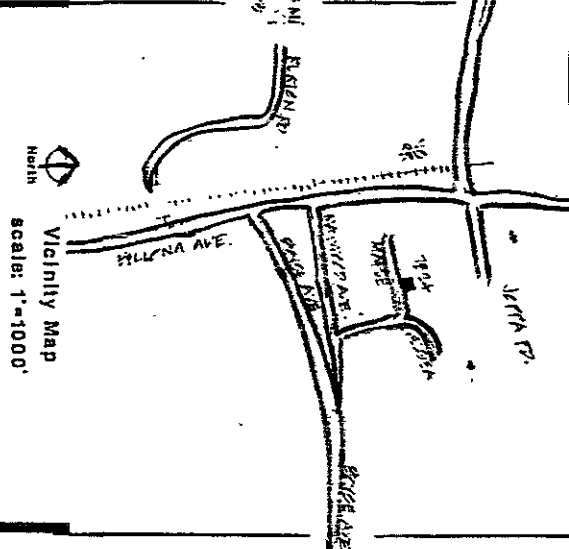
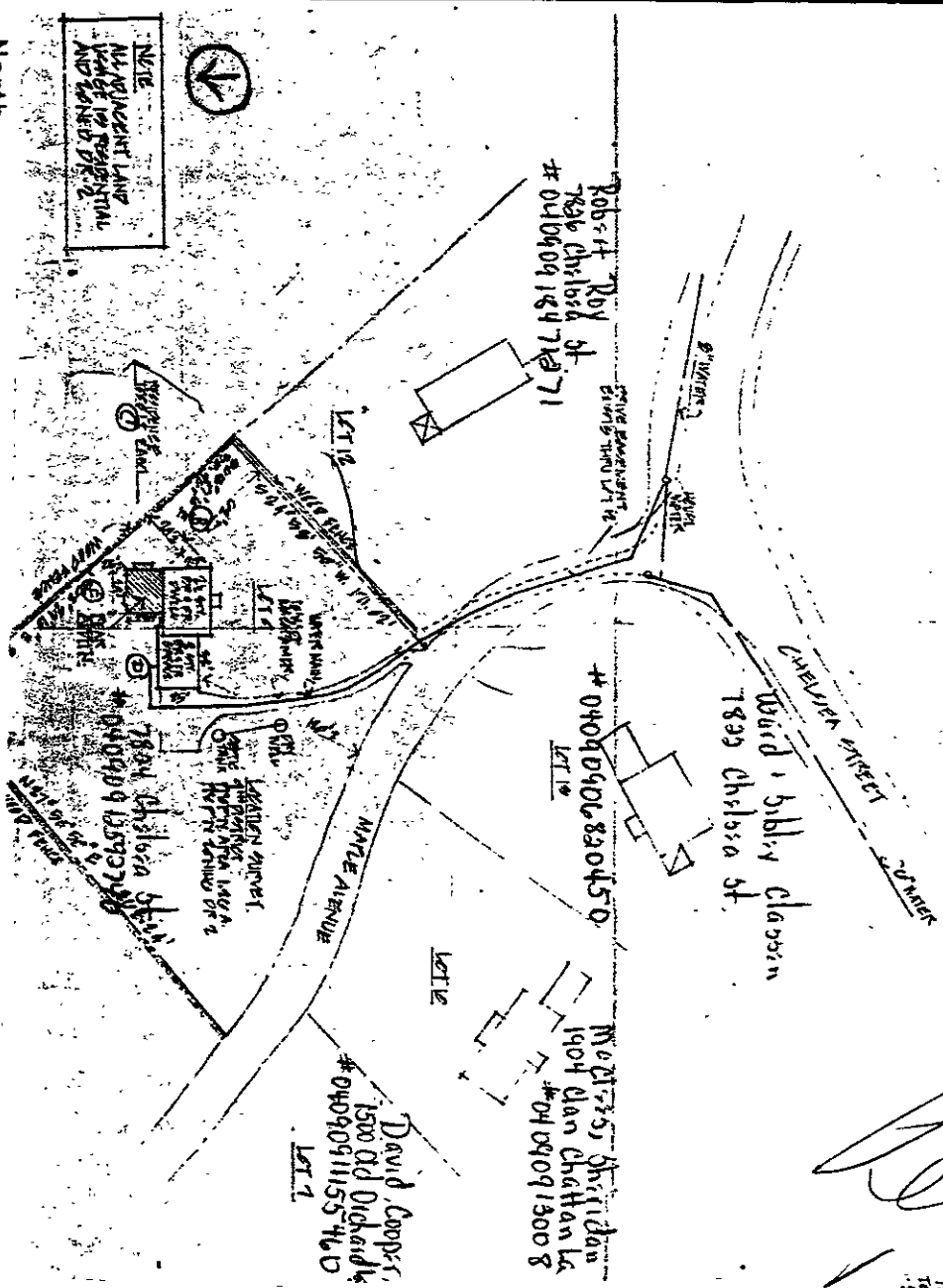
PROPERTY ADDRESS: 7824 Chelsea Street

Subdivision name: Old Orchard

plat book # 10, folio # 123, lot # 9, section # 9

OWNER: Mariana & Perry Bacon

*[Handwritten signature]*



## LOCATION INFORMATION

Election District: 9<sup>th</sup>

Councilmanic District: 4<sup>th</sup>

1"=200' scale map#: NW - 10B

Zoning: DR 2

Lot size: 1.17 50,965  
acreage square feet

SEWER: ☐ public ☒ private  
WATER: ☒ ☐  
Chesapeake Bay Critical Area: ☐ yes ☒ no  
Prior Zoning Hearings: 80-170-A

## Zoning Office USE ONLY

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

360 99-360-A

North  
date: 2-21-99  
prepared by: MB  
Scale of Drawing: 1"= 100'

**99-360-A**



99-360-A



99-360-A





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE		LOCATION	SHEET
1" = 200' ±		RUXTON	N.W. 10-B
DATE OF PHOTOGRAPHY JANUARY 1986			

# 368

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401